

**MINUTES**  
**CITY OF ST. CHARLES**  
**HISTORIC PRESERVATION COMMISSION**  
**WEDNESDAY, DECEMBER 21, 2016**  
**COMMITTEE ROOM**

**Members Present:** Chairman Norris, Bobowiec, Malay, Gibson, Kessler, Smunt, Pretz,

**Members Absent:** None

**Also Present:** Russell Colby, Planning Division Manager  
Ellen Johnson, Planner

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**1. Call to order**

Chairman Norris called the meeting to order at 7:00 p.m.

**2. Roll call**

Ms. Johnson called roll with seven members present. There was a quorum.

**3. Approval of Agenda**

No changes were made.

**4. Presentation of minutes of the December 7, 2016 meeting**

**A motion was made by Ms. Malay and seconded by Mr. Gibson with a unanimous voice vote to approve the minutes as presented.**

**5. COA: 172 S. 1<sup>st</sup> St. (sign)**

Mr. Colby stated the proposal is for two wall signs for the Brunch Café. He noted black awnings have already been installed over the storefront. These are the same as the ones that were installed and approved for the Kilwin's awnings.

**A motion was made by Ms. Malay and seconded by Mr. Bobowiec with a unanimous voice vote to approve the COA as presented.**

**6. Review Nomination for Millington Historic District**

Mr. Colby said based on direction from the Commission, staff prepared a Historic District Nomination for the area bounded by State Street, 7th Street, Illinois Street, and 5<sup>th</sup> Street. Staff also prepared a legal description for this area and a descriptive statement for the district. The

statement included information from the landmark nominations within the district boundaries, along with information on Millington and the history of how this area was originally platted. Brief descriptions of each landmarked structure within the proposed boundary are also included.

Mr. Colby noted the Commission needs to review the significance ratings for each property which were originally assigned in the 2003 Near West Side Architectural Survey. Staff included two sets of survey pages for review. One set included updated survey pages for properties that have been modified since the last survey and new survey pages for new construction. The other set includes properties for which the survey pages were not updated.

The Commission reviewed the architectural survey pages for each property. Comments made by staff and Commissioners are in parenthesis and changes to be made to the survey pages are bulleted. The Commission agreed that any materials that were in question should be verified through a permit check or with a visual inspection. Dr. Smunt suggested using *A Field Guide to American Houses* as their reference for consistency in determining architectural styles.

**New survey pages created by staff for structures constructed since the 2003 Near West Side Architectural Survey:**

- 109 S. 6<sup>th</sup> St.
  - o Remove “new construction” from architectural style/type.
  - o Check permit plans to determine exterior wall and window material.
- 623 Walnut St.
  - o Check permit plans to determine exterior wall and window material.
- 505 W. Main St. – *no change*

**Survey pages updated by staff based on alterations that have occurred since the 2003 Survey:**

- 114 S. 6<sup>th</sup> St. – *no change*
  - (Window in the front dormer was changed to a smaller window.)
- 116 S. 7<sup>th</sup> St.
  - (The work done on home brought it back closer to its original design. It matches other contributing structures.)
  - o Change architectural significance from Non-contributing to Contributing.
  - o Change building condition from Good to Excellent.
  - o Change exterior wall material to “weatherboard”.
- 123 N. 6<sup>th</sup> St.
  - (An addition was added to the rear of the home. The entire house was redone. Victorian is a time period, not an architectural style, plus the home was built outside of the Victorian era.)
  - o Change architectural significance from Contributing to Significant.

- Change building condition from Good to Excellent.
- Remove “Victorian” from architectural style/type.
- 19 S. 5<sup>th</sup> St.
  - Change building condition from Good to Excellent.
- 508 Cedar St.
  - (Porch was opened up changing significance from non-contributing to contributing.)
  - Remove “Victorian” from architectural style/type.
- 514 Cedar St.
  - Change building condition from Good to Excellent.
- 517 Cedar St.
  - Change building condition from Good to Excellent.
  - Keep exterior wall material as aluminum.
  - Remove “Victorian” from architectural style/type.
- 606 Cedar St.
  - Mark “Potential for Individual National Register Designation” under architectural significance.
  - Change building condition from Good to Excellent.
- 621 Cedar St.
  - (Good expression of shingle style of 1920’s. Property has consistently been well-maintained.)
  - Change architectural significance from Contributing to Significant.
  - Change building condition from Good to Excellent.
  - Remove “Victorian” from architectural style/type.
  - Check permit records to see if the windows have been changed.
- 612 W. Main St.
  - (Windows have been changed.)
  - Remove “Victorian” from architectural style/type.

**Survey pages unchanged since the 2003 Survey:**

- 501 State St. – *no change*
- 515 State St. – *no change*
- 523 State St. – *no change*
- 609 State St.
  - Remove question mark after “National” under architectural style/type.
- 615 State St. – *no change*
- 621 State St.
  - Remove “Homestead” from architectural style/type.
- 500 Cedar St.

- (Home represents a fine example of a brick bungalow.)
  - Change architectural significance from Contributing to Significant.
- 521 Cedar St.
  - (This is a prominent home in the neighborhood in its original condition. It has correct window arrangements. Four Square is a geometric form and not a style. The home does not have Prairie style elements. It appears more Craftsman. )
  - Change architectural significance from Contributing to Significant.
  - Change building condition from Good to Excellent.
  - Change architectural style from “Prairie Four Square” to Craftsman
- 522 Cedar St.
  - (Property has been designated with landmark status which raises it to Significant status.)
  - Change architectural significance from Contributing to Significant.
  - Change building condition from Good to Excellent.
  - Change architectural style from “Prairie Four Square” to Colonial Revival.
- 610 Cedar St. – *no change*
- 612 Cedar St.
  - (Similar age and construction as neighbor’s Contributing home.)
  - Change architectural significance from Non-contributing to Contributing.
  - Change building condition from Fair to Good.
- 615 Cedar St. – *no change*
- 622 Cedar St. – *no change*
- 502 W. Main St.
  - Remove “Victorian” from architectural style/type.
  - Add a note that a non-contributing brick wall has been added in front of the carriage house.
- 514 W. Main St. – *no change*
- 521 W. Main St.
  - Change building condition from Good to Excellent.
- 522 W. Main St.
  - (Home has received landmark status.)
  - Change building condition from Fair to Excellent.
- 605 W. Main St.
  - Remove “gable front & wings” from architectural style/type.
- 614 W. Main St.
  - Change architectural style from “Eclectic folk” to Queen Anne
- 619 W. Main St. – *no change*
- 501 Walnut St. – *no change*
- 509 Walnut St.

- Change architectural style from “Eclectic- Simplified Tudor” to English Cottage.
- 515 Walnut St. – *no change*
- 622 Walnut St.
  - (Home does not have any Gothic elements.)
  - Change building condition from Fair to Poor.
  - Change architectural style/type from “Gothic Revival/Gable front & wing” to Folk Victorian.
- 610 Illinois St.
  - Remove “Colonial Revival” from architectural style/type.
- 17 N. 5<sup>th</sup> St.
  - Change architectural style/type from “Prairie Four Square” to Craftsman.
- 21 N. 5<sup>th</sup> St.
  - Remove “four square” from architectural style/type.
- 115 N. 5<sup>th</sup> St.
  - Remove “Victorian” from architectural style/type.
- 117 S. 5<sup>th</sup> St. – *no change*
- 15 N. 6<sup>th</sup> St.
  - Remove “Eclectic” from architectural style/type.
- 21 N. 6<sup>th</sup> St. – *no change*
- 115 N. 6<sup>th</sup> St.
  - Change architectural style/type from “National Bungalow” to Craftsman.
- 11 S. 6<sup>th</sup> St. – *no change*
- 103 S. 6<sup>th</sup> St.
  - Change building condition from Fair to Good.
- 113 S. 6<sup>th</sup> St.
  - Change architectural style/type from “American (Prairie) 4 Square” to Craftsman.
- 121 S. 6<sup>th</sup> St.
  - Change architectural significance from Non-contributing to Contributing.
  - Change architectural style/type from “American (Prairie) 4 Square” to Craftsman.
- 122 S. 6<sup>th</sup> St.
  - Change building condition from Fair to Good.
  - Remove “Folk” from architectural style/type.
- 106 S. 7<sup>th</sup> St.
  - Change architectural style/type from “Eclectic Bungalow” to Craftsman.
  - Note the window in the front gable has been changed.

**A motion was made by Dr. Smunt and seconded by Ms. Malay with a unanimous voice vote to direct the Chairman to sign off on the Historic District Nomination on behalf of the Commission and to direct staff to schedule a public hearing on the Nomination for January**

**18<sup>th</sup>, subject to the revisions made to the survey information as discussed during the December 21<sup>st</sup> meeting.**

**7. Additional Business or Observations from Commissioners or Staff**

**a. Pottawatomie area tour and survey discussion**

There were no updates.

**b. Residential Design Guidelines update – Ch. 2.1**

Mr. Colby shared new pictures staff collected for the New Residential Buildings “not recommended” table. Dr. Smunt noted this section deals with new buildings within the context of the neighborhood so showing an “inappropriate” example that includes the adjacent structures would be more effective than just showing a picture of the single “what not to do” building, as that may look just fine when presented on its own. He felt they need to convey whether or not the update has a positive or negative impact on the neighboring structures.

The Commission discussed obtaining further examples from other communities. Staff will continue to work on this.

**c. Façade Program Amendments / Residential Historic Rehab Grant**

There were no updates.

**8. Meeting Announcements: Historic Preservation Commission meeting Wednesday, January 4, 2017 at 7:00 P.M. in the Committee Room.**

**9. Public Comment**

**10. Adjournment**

With no further business to discuss, the meeting adjourned at 8:27 p.m.